

TRANSFER
TAX
PAID

BK 3426 PG 228
WARRANTY DEED

48-1-37A / 44-92
48-1-50 / 44-102
48-1-51 /

021915

We, PAUL P. BARD and KATHLEEN M. BARD of Winslow, County of Kennebec and State of Maine, for consideration paid, grant to PHILIP S. BARD and JACQUELINE L. BARD of Winslow, County of Kennebec and State of Maine, as joint tenants and not as tenants in common, whose mailing address is 15 LaSalle Street, Winslow, Maine, 04901, with WARRANTY COVENANTS, certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, with the buildings and improvements thereon, more particularly bounded and described as follows, to wit:

PARCEL I: Beginning at an iron pipe sunk in the ground in the northerly line of Elm Court at its intersection with the westerly line of land, now or formerly of one Gilbert; thence running along the northerly line of said Elm Court westerly forty-nine and thirty hundredths (49.30) feet to an iron pipe sunk in the ground; thence running northerly seventy-three and fifty hundredths (73.50) feet to a post; thence running easterly thirty-seven and thirty hundredths (37.30) feet to an iron pipe sunk in the ground in the westerly line of said Gilbert land; thence running southerly along the westerly line of said Gilbert land seventy-two and thirty hundredths (72.30) feet to the point of beginning.

PARCEL II: Beginning at an iron pin sunk in the ground in the northerly line of Elm Court and the southeasterly corner of land of Bernard Fortin; thence running northerly on the easterly line of said Fortin's land seventy-two and thirty hundredths (72.30) feet to an iron pipe sunk in the ground; thence running easterly in a straight line about fifty (50) feet to an iron pipe sunk in the ground at the northwesterly corner of land of Orison Cross; thence running southerly in the westerly line of said Cross land seventy-one and ten hundredths (71.10) feet to an iron pipe sunk in the ground in said northerly line of said Elm Court; thence running westerly along said northerly line of said Elm Court fifty (50) feet to the point of beginning; together with a right of way in common with others over and along said Elm Court.

SUBJECT, however, to two certain mortgages executed by James R. Thibodeau to the Waterville Savings Bank, n/k/a Peoples Heritage Savings Bank, as mortgagee, which mortgages are dated May 3, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1639, Page 219, and mortgage recorded in said Kennebec Registry of Deeds in Book 1963, Page 99; which mortgages and the obligations they secure the grantees hereby assume and personally agree to pay as part of the consideration for this conveyance.

ALSO, ANOTHER LOT in said Waterville, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of land of the Waterville Housing Authority, and which is located eighty-one and twenty hundredths (81.20) feet from the southeasterly corner of land of Renald Cloutier as acquired in a deed from Rudolph A. Landry et al dated August 6, 1974 and recorded in the Kennebec Registry of Deeds, Book 1754, Page 76, which point is on the west line of Belmont Avenue; thence N 57° 30' W a distance of fifteen and ninety-six hundredths (15.96) feet to an iron pin marking the northwesterly corner of land of Waterville Housing Authority and the northeasterly corner of land of Raymond Clukey; thence continuing N 57° 30' W a distance of fifty-two and eighty hundredths (52.80) feet to an iron pin set on the east line of Western Court; thence N 36° 1' E along the easterly side of Western Court; a distance of thirty-nine and eighty-one hundredths (39.81) feet to an iron pin; thence continuing northeasterly and easterly along a curved line, representing an extension of Western Court to Elm Court to an iron pin in the south line of Elm Court; thence S 57° 5' 18" E a distance of forty-two and eighty-one hundredths (42.81) feet along the south line of Elm Court to an iron pin; thence S 33° 10' 11" W a distance of fifty-nine and forty-one hundredths (59.41) feet to the point of beginning.

MEANING AND INTENDING to convey the same premises acquired by Paul P. Bard and Kathleen M. Bard by Warranty Deed from Ronald Bard and Rita Bard dated

44-92
44-102

July 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3260, Page 237.

AND we, PAUL P. BARD and KATHLEEN M. BARD, husband and wife, both joining as Grantors and releasing all rights by descent and all other rights.

WITNESS our hands and seals this 11th day of August, 1988.

Stephen F. Dubord
Witness

Paul P. Bard
PAUL P. BARD

Stephen F. Dubord
Witness

Kathleen M. Bard
KATHLEEN M. BARD

STATE OF MAINE
COUNTY OF KENNEBEC

August 11, 1988

Then personally appeared the above named PAUL P. BARD and KATHLEEN M. BARD and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord

Notary Public

Print Name STEPHEN F. DUBORD

ATTORNEY AT LAW

RECEIVED KENNEBEC SS.

1988 SEP 14 AM 9:00

WITEST: Theresa R. M. M.
REGISTER OF DEEDS